



# CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen

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## ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

**A hearing will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 24<sup>th</sup> June 2008 at 6:30 PM on the following petitions:**

- #10-08** from Edward Zielinski and Elizabeth Hines, 128 Gibbs Street, Newton, MA, requesting an amendment to variance #1-80 which established a 15 foot side yard setback for the property. Petitioners request a 9.8 foot variance from this side yard setback requirement, in order to construct a covered parking area connected to the existing home, resulting in a side yard setback of 5.2 feet. The property is located in a Single Residence 2 district.
- #11-08** from Thomas J. Moreau and Nicola Poser, 9 Parkview Avenue, Newton, MA, requesting a variance of 1.6 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table 1, in order to construct a 1 ½ story addition, resulting in a rear yard setback of 13.4 feet (**Required rear yard setback for old lots created before December 7, 1953 is 15 feet.**) In addition, petitioners are requesting a 1.2% variance from the lot coverage requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a 1-story addition in the front setback, resulting in lot coverage of 31.2%. (**Maximum lot coverage for old lots created before December 7, 1953 is 30%.**) The property is located in a Multi Residence 1 district.
- #12-08** from Robert Gray and Janet Pozen, 35 Victoria Circle, Newton, MA, requesting a variance of 4.1 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a deck, resulting in a side yard setback of 3.4 feet. (**Required side yard setback for old lots created before December 7, 1953 is 7.5 feet.**) The property is located in a Single Residence 2 district.
- #13-08** from Joseph Tsao and Lilly Lawn-Tsao, 127 Commonwealth Avenue, Newton, MA, requesting a variance of 2.2 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize a newly constructed detached garage, resulting in a side yard setback of 2.8 feet. (**Required side yard setback for an accessory building is 5 feet.**) The property is located in a Single Residence 2 district.

**Newton Tab  
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**Sherri Lougee  
Board Secretary**